

CPC Meeting–September 12, 2012
7:30PM
Kingsbury Room, Wellesley Police Station

The Wellesley Community Preservation Committee met at 7:30 PM in the Kingsbury Room at the Wellesley Police Station.

Present were the following CPC members: Allan Port (Chair), Tony Parker (Vice Chair), Barbara McMahon, Jeanne Conroy, Jim Conlin, Dwight Lueth, and Susan Troy, Kathy Egan, and Joan Gaughan. Susan Minio, CPC administrative assistant, was also present.

The Chair called the meeting to order at 7:32PM

No citizens chose to speak.

Alternate Use Discussion, Barbara Searle, Board of Selectmen

Ms. Searle reviewed the decision made at the Special Town Meeting to discuss all the possible uses for the property at 900 Worcester Street. The BOS is making an effort to solicit other potential uses of the property. They are attending 7 board meetings to gather feedback and suggestions and in addition all other boards have received letters and they are holding a public meeting to take public suggestions. Ms. Searle asked the CPC for their suggestions and recommendations for the land. Susan Troy suggested that perhaps there could be a small outdoor meditation space.

The Chair, Mr. Port, noted that the land has not yet been purchased and the exact use of the space was not designated specifically for any use at Special Town Meeting (however, land purchased with CPA funds would need to follow all restrictions and rules per CPA legislation).

Ms. Searle asked that if the CPC has any additional ideas or suggestions to please send her, or Gig Babson, a note.

Update on New and Existing Projects:

Electric Substation: No updates on this project.

Morse Pond Dredging: the staging materials are on the parking lot and this should get started by mid-September.

Cluster Zoning: Jeanne Conroy stated that they are waiting for two draft zoning amendments for the cluster development. One would include some of the more substantial properties (Mass Bay or other very large tracts) and the second would address smaller scale clusters. They are awaiting the second set of proposed bylaws.

Dadmun-McNamara House: Friendly Aide asked for some additional items if Historical Society wanted to update the space. More perhaps in October

Wellesley Hills Library Chimney: no update on this project

Fuller Brook Project: The walking paths samples have held up very well.

WHDC: Looking to repeat what was accomplished last year. They are looking for houses. There are 22 affordable units in the new Waterstone building on Washington Street. However all 86 are countable as part of the housing stock.

900 Worcester Street: There was some work done to look at the wetlands on the space and this will help us know what will be protected property if the sale goes through. There was a brief discussion on the possible recreational uses of the space.

Updates to the Community Preservation Act

The Chair provided an update on the new Community Preservation Act rules under the latest legislation. There are two significant changes that CPC spent considerable time discussing:

- 1) Affordable housing: CPC can support affordable housing – CPC can buy down mortgage points to a lower rate. There are still questions regarding rental assistance.
- 2) Rehabilitation and or restoration of recreation space that are already owned by the Town. Examples would include: the bathhouse at Morse Pond. Fields that need restrooms etc. You can improve the recreational value of the facility – a capital asset. There are specific words that restrict year to year maintenance.

The state is adding 25 million to the State first round money. The state is projecting around 22% in matching funds. The additional funding will bring this up to approximately 44% next October.

The Chair stated that he would like the CPC hold a public hearing to gather suggestions for possible uses of the CPA funds given the new rules. In addition, the five-year plan may need to be revised.

Jim Conlin moved to adjourn the meeting. Kathy Egan seconded motion and after a vote the Meeting was adjourned at 8:50.